

# VERNON

RETAIL CENTER

*district*  
REALTY GROUP





# ABOUT VRC

DISCOVER THE VIBRANT VERNON RETAIL CENTER, IDEALLY LOCATED AT THE CROSSROADS OF VERNON AND DOWNTOWN LOS ANGELES. JUST A STONE'S THROW FROM THE TRENDY ARTS DISTRICT, WHICH BOASTS AN ARRAY OF LUXURY APARTMENT COMPLEXES, HOT RESTAURANTS, AND A WEALTH OF POTENTIAL CUSTOMERS, THIS PRIME LOCATION IS LESS THAN TWO MILES AWAY FROM THE ACTION. PLUS, WITH THE ROW—HOME TO THE POPULAR SMORGASBURG FOOD MARKET EVERY SUNDAY—ONLY 1.7 MILES FROM YOUR DOORSTEP, VERNON RETAIL CENTER IS A DREAM SPOT FOR PREP KITCHENS AND RESTAURANTS. FEATURING A DYNAMIC MIX OF WELL-KNOWN REGIONAL AND LOCAL TENANTS, THIS CENTER IS THE PERFECT HUB FOR FOOD LOVERS AND YOUR DAILY RETAIL NEEDS!





# SITE PLAN

# LEASE TERMS

SIZE RANGE: 570-2,045 RSF +/-

ASKING RENT: NEGOTIABLE

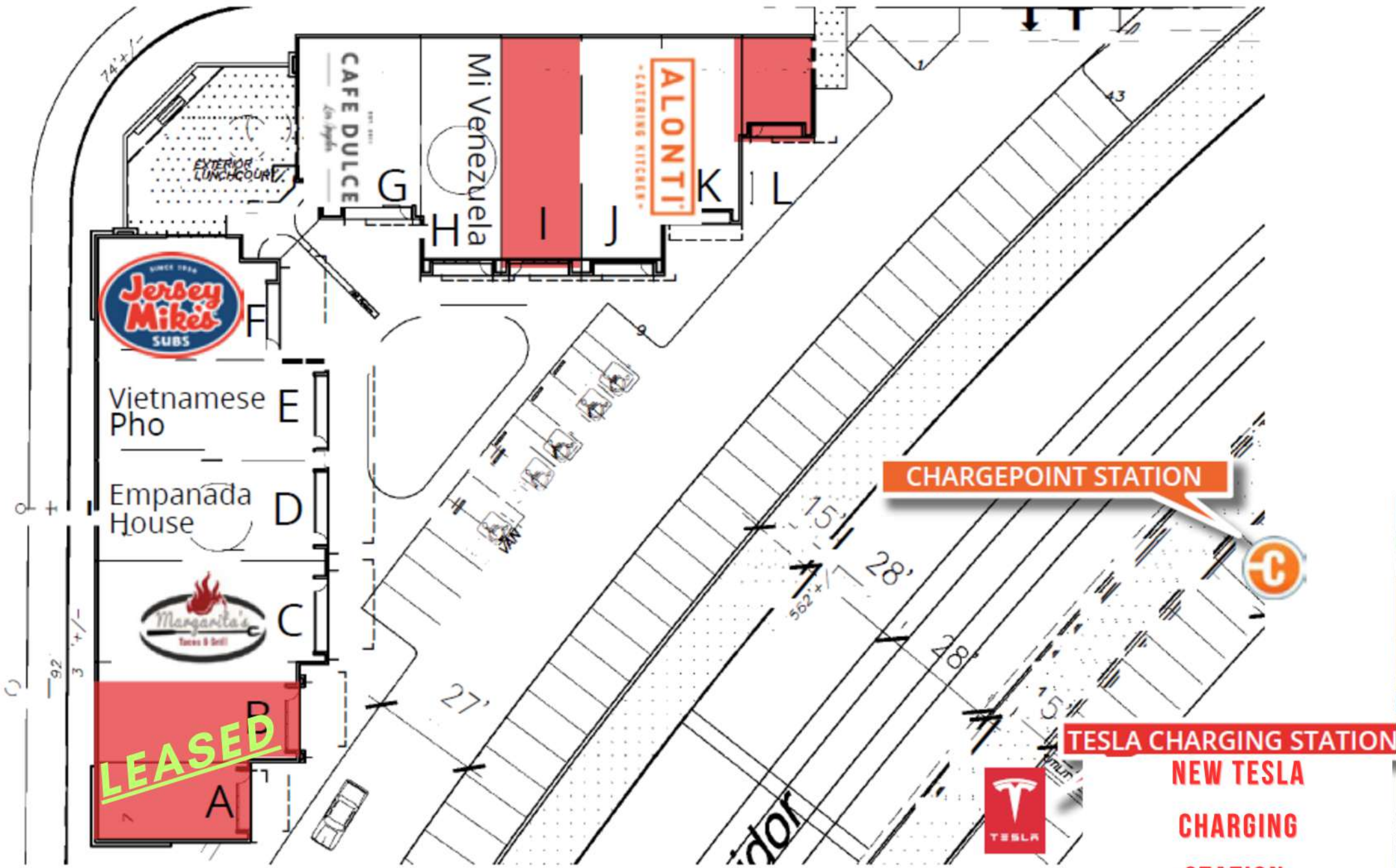
TERM: NEGOTIABLE

DATE AVAILABLE: IMMEDIATELY

USE: RESTAURANT/RETAIL/OFFICE



Alameda Street



AVAILABLE UNITS				OCCUPIED UNITS		
UNIT #	TENANT	TYPE	RSF	UNIT #	TENANT	SIZE (SF)
A,B	<b>LEASED</b>	RESTAURANT	±2,045	C	MARGARITA'S PLACE	±1,450
I	VACANT	RETAIL	±1,155	D	EMPANADA HOUSE	±1,450
L	VACANT	RETAIL	±570	E	VIETNAMESE PHO	±1,450
				F	JERSEY MIKE'S FOODS, INC	±1,365
				G	CAFE DULCE	±1,280
				H	MI VENEZUELA	±1,155
				J, K	ALONTI CATERING	±1,938

NEW TESLA  
CHARGING  
STATION  
ON SITE;  
8 SUPER  
CHARGERS  
AVAILABLE!



# PROPERTY HIGHLIGHTS

- POSITIONED AT THE HEART OF VERNON, CALIFORNIA, THIS RETAIL CENTER SERVES AS A VITAL HUB FOR THE COMMUNITY.
- THE MULTI-TENANT RETAIL BUILDING CATERS TO APPROXIMATELY 19,620 EMPLOYEES WITHIN A 1-MILE RADIUS, CREATING A STRONG DEMAND FOR BREAKFAST AND LUNCH OPTIONS.
- AMPLE PARKING IS AVAILABLE FOR CUSTOMERS.
- THE SITE FEATURES 8 TESLA SUPERCHARGERS AND 9 CHARGEPOINT CHARGING STATIONS FOR ELECTRIC VEHICLES.
- LOCATED JUST 1.3 MILES FROM THE DTLA ARTS DISTRICT AND THE ROW, WHICH HOSTS SMORGASBURG EVERY SUNDAY, MAKING IT AN IDEAL SETTING FOR A PREP KITCHEN OR RESTAURANT CATERING TO EVENT-GOERS.
- ONLY 1.5 MILES FROM THE BRAND-NEW AVA ARTS DISTRICT, A HIGH-END APARTMENT COMPLEX WITH 455 UNITS, PROVIDING A ROBUST CUSTOMER BASE FOR TAKEOUT AND DELIVERY SERVICES.
- THE PROPERTY OFFERS MULTIPLE ACCESS POINTS WITH EXCELLENT VISIBILITY AND PYLON SIGNAGE ALONG THE BUSY ALAMEDA STREET AND E 25TH ST., SEEING APPROXIMATELY 40,157 VEHICLES DAILY.
- THE DIVERSE TENANT MIX INCLUDES WELL-KNOWN REGIONAL AND NATIONAL BRANDS SUCH AS CAFE DULCE, EMPANDA HOUSE, MARGARITA'S PLACE, AND JERSEY MIKE'S.
- THE BUILDING HAS UNDERGONE RECENT UPGRADES, CREATING AN INVITING ENVIRONMENT FOR BUSINESSES.
- THIS LOCATION IS IDEAL FOR FOOD ESTABLISHMENTS AND RETAILERS OFFERING EVERYDAY ESSENTIALS.





# CURRENT AVAILABILITIES

## UNIT I

- ±1,155 SF RETAIL SPACE AVAILABLE
- TO BE DELIVERED IN VANILLA SHELL CONDITION
- SPACE IS IDEAL FOR SERVICE-ORIENTED RETAIL OR LIGHT FOOD USE

## UNIT L

- ±570 SF SPACE AVAILABLE
- FORMER COFFEE ROASTER WITH CAFÉ INFRASTRUCTURE IN PLACE
- EXCELLENT SPACE FOR A GRAB N' GO CONCEPT/LIGHT FOOD USE/SMOOTHIE & ACAI ETC.





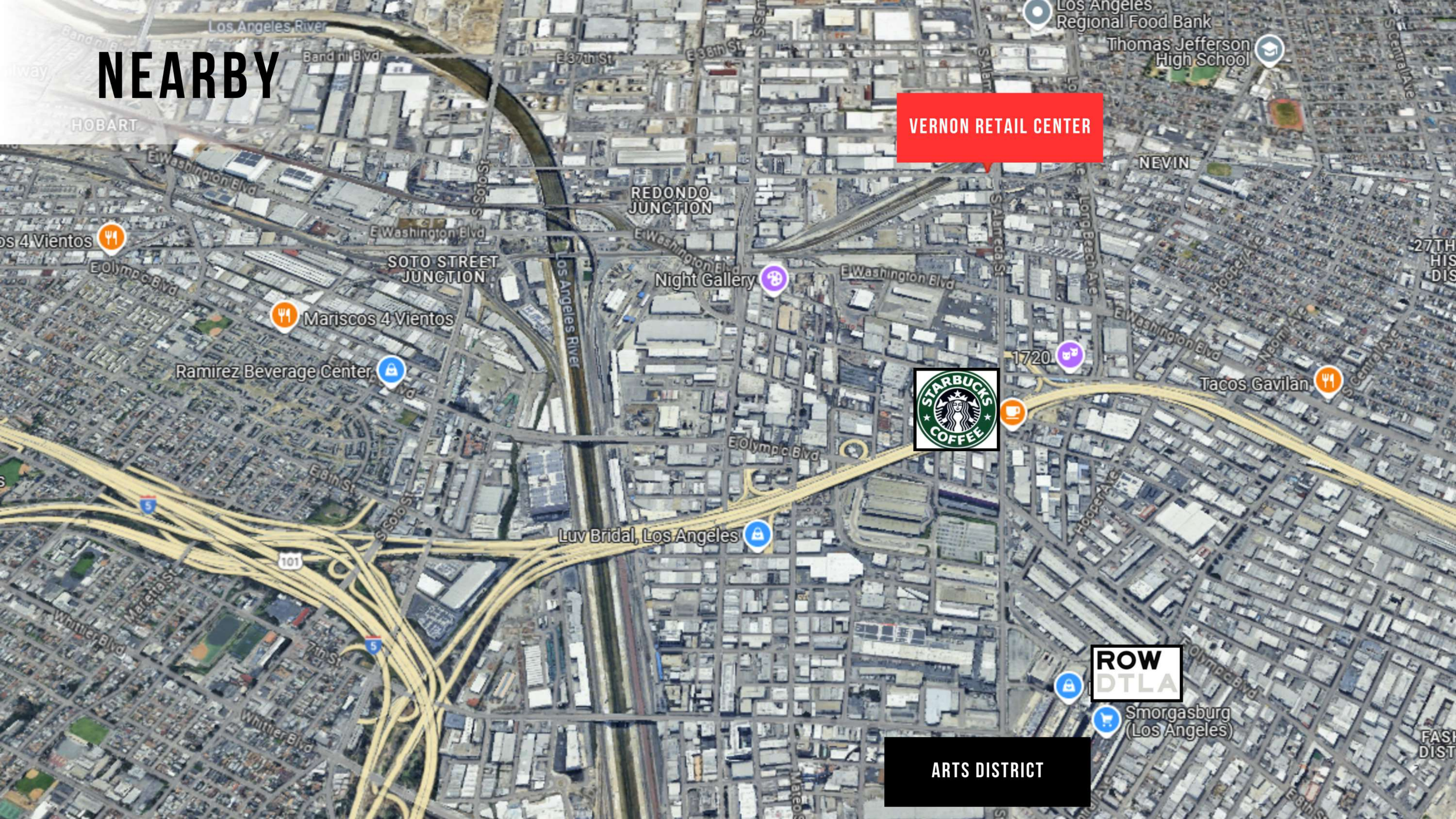
# NEARBY

VERNON RETAIL CENTER



ROW  
DTLA

ARTS DISTRICT







# CONTACT DETAILS

*district*  
REALTY GROUP

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